

June 2, 2023

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear property owners,

On behalf of La Terra Development LLC, Consensus Planning, Inc. is providing you with notice that we are submitting a Site Plan Administrative application for DFT approval which will be reviewed and approved internally through the City of Albuquerque Planning Department. The request is to construct a multi-family build-to-rent community.

The application is being submitted today and will be reviewed and decided by city staff; therefore, there will be no public hearing. If you would like to discuss this project with city staff, you can reach out to devhelp@cabq.gov or call 505 924 3860. As part of this email package, we have included the city-required application forms and the subject site's zone atlas page.

Per the IDO section 6-4(K)(1) all required public notification information has been included in this package. Please reach out to cp@consensusplanning.com or call 505.764.9801 with any questions or concerns regarding this application. We look forward to hearing from you soon.

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
(505) 764-9801

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP




**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - Administrative DFT	
Decision-making Body:	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: Tract 4 and Tract 5 Bulk Land Plat of the Trails Unit 3A	
Name of property owner: PV Trails Albuquerque LLC	
Name of applicant: La Terra Development LLC	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
Please call or email frank@consensusplanning.com 505 764 9801	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. We are requesting a meeting	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) June 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



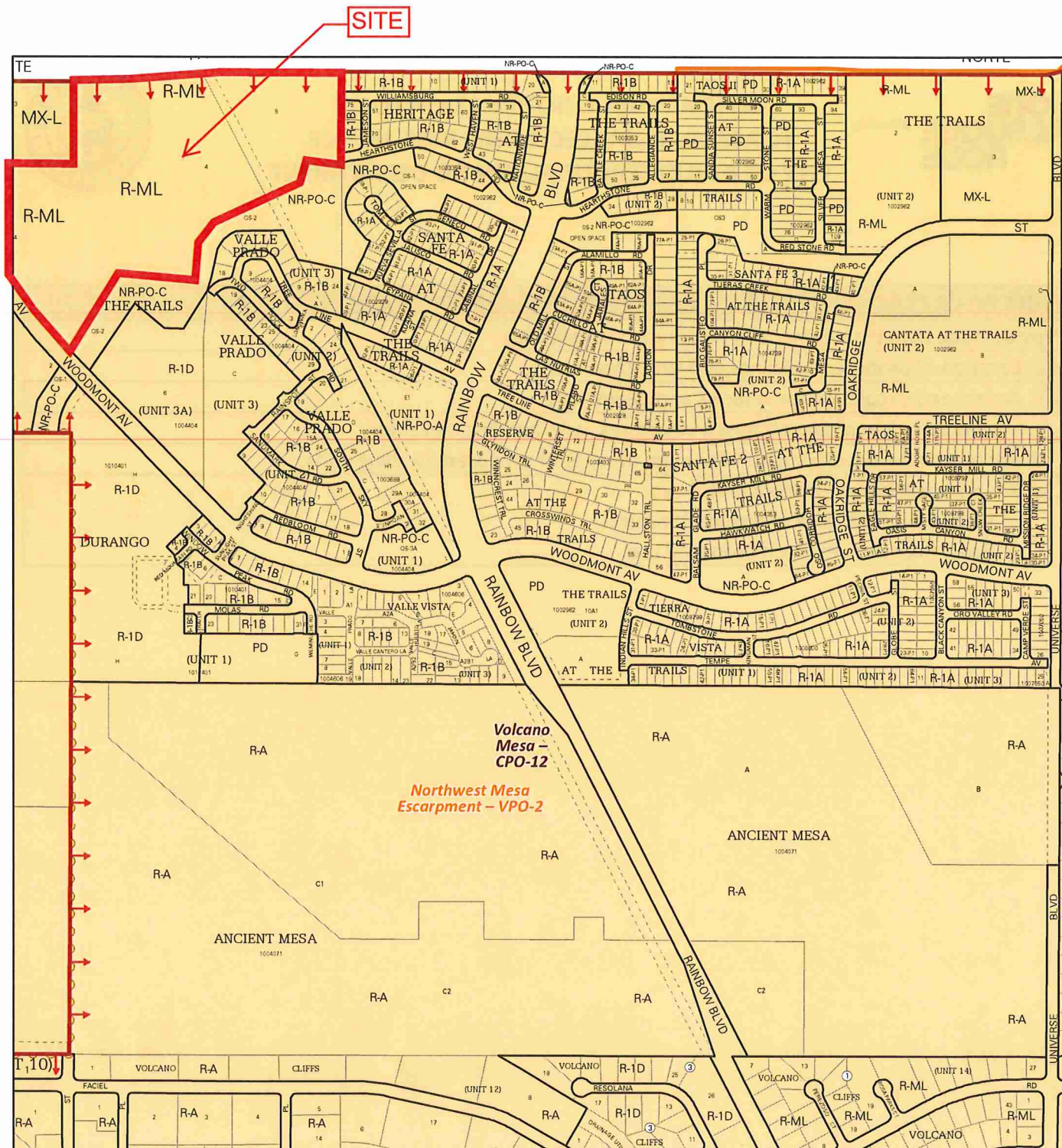
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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY


Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development: NA
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



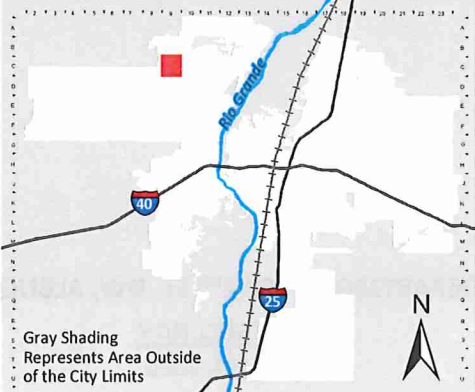
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



GENERAL NOTES

- ALL SEE-THROUGH PANELS, CURB CUTS AND CURBS AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS.
- CLEAR SPOT DISTANCE, LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGN WALLS, TREES AND SIGNAGE BETWEEN 1 AND 4 FEET SHALL BE REARDED FROM THE GUTTER AND SHALL NOT BE ACCEPTABLE IN THIS AREA. SITE TRIANGLE SPEED IS BASED OFF OF 35 MPH. POND #1 & #2.
- STREET LIGHTS SHALL BE 10' HIGH AND 10' SPACING. STREET LIGHTS AND VEHICLE LIGHTS SHALL BE DEFINED WITH A SEPARATE E-PLAN.
- THERE ARE NO TRAIL ENCLOSURES FOR THIS SITE. INDIVIDUAL UTILITY UTILITY TRASH BINS, AN EXHIBIT HAS BEEN SUBMITTED TO LOCAL WASTE FOR THEIR APPROVAL.

SITE DATA

LEGAL DESCRIPTION: TRACTS 4 AND 5 OF THE TRAILS UNIT 3A
 SITE AREA:
 NORTH TRACT: 14.28 ACRES
 SOUTH TRACT: 14.28 ACRES

ZONING: R-16
 PROPOSED LAND USE: RESIDENTIAL
 SETBACKS AS SHOWN, SEE SITE PLAN.
 SIGNAGE AS SHOWN, SEE SITE PLAN.
 WALLS AND FENCES AS SHOWN, SEE SITE PLAN.



VICINITY MAP
 ZONE ATLAS PAGE C-05-2

LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- SITE TRIANGLE

Bohannon & Huston
 www.bhinc.com
 800.877.5332

BEDROCK SITE PLAN COVER SHEET
 20220473 (SHEET NO.) SHEET C-000 OF 51

PROJECT NUMBER: _____
Application Number: _____
 Is an Infrastructure Util. required? () Yes () No. If yes, then a set of approved utility plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DET SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date	_____
ASBOWNA	Date	_____
Parks and Recreation Department	Date	_____
Hydrology	Date	_____
Code Enforcement	Date	_____
*Environmental Health Department (conditional)	Date	_____
Solid Waste Management	Date	_____
Planning Department	Date	_____

BENCHMARKS

MARK	DESCRIPTION	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN

DATE	BY



Architecture | Branding
 Interiors | Planning
 3000 Blake St., Suite 200
 Denver, CO 80205
 303.825.6400
 ktgy.com

LaTerra Development II, LLC
 1800 Corbury Park East, Ste 1017
 Los Angeles, CA 90007

BEDROCK
 ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN
 MARCH 18, 2023



SINGLE FAMILY DETACHED RENDERING

A0-2



Architecture | Branding
Interiors | Planning
3600 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

LaTerra Development II, LLC
1650 Curley Park East, Ste 1017
Los Angeles, CA 90057

BEDROCK
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN
MARCH 16, 2023



TOWNHOME RENDERING

A0-1

